

**TOWN PLAN AND ZONING COMMISSION REGULAR MEETING
MONDAY, OCTOBER 5, 2015
LEGISLATIVE CHAMBER, ROOM 314,
TOWN HALL, WEST HARTFORD, CT 06107**

MINUTES

ATTENDANCE: Kevin Prestage, Chair; Commissioners: Michael Seder and Paul Freeman. Alternate: Liz Gillette; Todd Dumais, Town Planner/TPZ Secretary; Catherine Dorau, Associate Planner

ABSENT: Michele Maresca, Vice Chair; Commissioner: Kevin Ahern; Alternates: John O'Donnell and Mishone Donelson; Patrick Alair, Deputy Corporation Counsel

ADJOURNMENT: Motion/Gillette; Second/Seder (Vote: 4-0). Meeting adjourned at 7:35 PM

CALL TO ORDER/ROLL CALL: 7:00 P.M.

MINUTES:

Approval of Minutes:

- a. Minutes of the Regular Meeting, Wednesday, September 9, 2015.
Postponed to November 5, 2015.

COMMUNICATIONS:

None.

29 Winterset Lane - Application (IWW #1038) of Peter Elsner (Contractor) (Michael & Barbara Honor, ROs) requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an on-site soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on October 5, 2015. Suggest required public hearing be scheduled for November 5, 2015.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (4-0)** (Motion/Freeman; Second/Seder) (Gillette seated for Ahern) to schedule this matter for public hearing on **Thursday, November 5, 2015 at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.**

34 Ravenwood Road – Application (IWW #1037) of William and Charlotte Marsh (Record Owners) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area. The applicants propose the construction an approximately 512 s.f. (16’ x 32’) in-ground swimming pool. (Submitted for IWWA receipt on October 5, 2015. Presented for determination of significance.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (4-0)** (Motion/Freeman; Second/Seder)(Gillette seated for Ahern) to find the proposed regulated activity to be **NON-SIGNIFICANT**. The IWWA directed that the wetland permit be issued subject to full compliance with Town Erosion and Sedimentation Control requirements.

110 Beechwood Road – Conard High School – Application (SUP #1229-R2-15) of the Department of Leisure Services and Conard and Hall Unite for Light (Helen Rubino-Turco, Director of Leisure Services, Town of West Hartford) seeking a modification to the conditions of SUP #1229. The applicant proposes to extend the use of the existing athletic field lighting for practices from 7:00 pm until 8:30 pm., Monday through Sunday. SUP #1229 was approved on March 4, 2013 for the installation of permanent athletic field lighting at Conard High School McKee Stadium Field. On April 6, 2015, TPZ determined no supplemental conditions of approval were necessary pursuant to Section 177-42A(8) of the West Hartford Code of Ordinances. (Submitted for TPZ receipt on October 5, 2015. Suggest required public hearing be scheduled for November 5, 2015.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (4-0)** (Motion/Freeman; Second/Seder) (Gillette seated for Ahern) to schedule this matter for public hearing on Thursday, November 5 at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

975 North Main Street – Hall High School – Application (SUP #1230-R2-15) of the Department of Leisure Services and Conard and Hall Unite for Light (Helen Rubino-Turco, Director of Leisure Services, Town of West Hartford) seeking a modification to the conditions of SUP #1230. The applicant proposes to extend the use of the existing athletic field lighting for practices from 7:00 pm until 8:30 pm., Monday through Sunday. SUP #1230 was approved on March 4, 2013 for the installation of permanent athletic field lighting at Hall High School Chalmers Stadium Field. On April 6, 2015, TPZ determined no supplemental conditions of approval were necessary pursuant to Section 177-42A(8) of the West Hartford Code of Ordinances. (Submitted for TPZ receipt on October 5, 2015. Suggest required public hearing be scheduled for November 5, 2015.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (4-0)** (Motion/Gillette; Second/Seder) (Gillette seated for Ahern) to schedule this matter for public hearing on Thursday, November 5 at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

TOWN COUNCIL REFERRALS AND REQUEST FOR REPORTS:

527 Prospect Avenue – Application (SDD #123-R1-15) on behalf of 527 Prospect, LLC, the owner of the property known as 527 Prospect Avenue, to amend Special Development District (SDD) #123 by replacing the existing planted landscape screening with a new seven (7') foot tall cedar privacy fence along the westerly property line. (Town Council receipt on August 18, 2015. Town Council public hearing scheduled for October 27, 2015. TPZ receipt on October 5, 2015.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (4-0)** (Motion/Gillette; Second/Freeman) (Gillette seated for Ahern) to **RECOMMEND APPROVAL** of the subject application.

Resolution Authorizing Conveyance of Land at 310A Cumberland Road – Convey the approximately 10' wide by 150' deep Town-owned parcel to the abutting property owner at 316 Cumberland Road for no consideration. (Town Council receipt on September 24, 2015. Town Council meeting scheduled for October 27, 2015. TPZ receipt on October 5, 2015.)

After a detailed review of the resolution, the TPZ acted by **unanimous vote (4-0)** (Motion/Freeman; Second/Gillette) (Gillette seated for Ahern) to **RECOMMEND APPROVAL** of the subject resolution.

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